

058.C

0001

0205.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

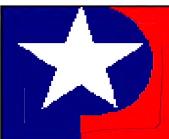
524,700 / 524,700

USE VALUE:

524,700 / 524,700

ASSESSED:

524,700 / 524,700


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP	Unit #:	205
Owner 1:	GIBBONS JOAN F / LIFE ESTATE	
Owner 2:		
Owner 3:		
Street 1:	1 WATERMILL PLACE #205	
Street 2:		

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1: GIBBONS JOAN F/TRUSTEE -

Owner 2: JOAN F GIBBONS REVOCABLE TRUST -

Street 1: 1 WATERMILL PL #205

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02476		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1021 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	524,700			524,700		153050
							GIS Ref
							GIS Ref
							Insp Date
							10/03/17

PREVIOUS ASSESSMENT		Parcel ID		058.C-0001-0205.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	102	FV	524,700	0	.	524,700	524,700
2021	102	FV	517,600	0	.	517,600	517,600
2020	102	FV	503,300	0	.	503,300	503,300
2019	102	FV	470,600	0	.	470,600	470,600
2018	102	FV	391,700	0	.	391,700	391,700
2017	102	FV	365,300	0	.	365,300	365,300
2016	102	FV	365,300	0	.	365,300	365,300
2015	102	FV	331,600	0	.	331,600	331,600

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
GIBBONS JOAN F/	77257-93	1	3/17/2021	Convenience	99 No No
GIBBONS JOAN F,	77257-100	1	3/17/2021	Convenience	99 No No
GIBBONS JOAN F,	68058-22		9/21/2016	Convenience	99 No No
LAVIN THERESA J	66826-69		2/19/2016		429,000 No No
WILLIAMS JOSEPH	46990-58		2/21/2006		400,000 No No
MOHAN ANN C - E	25523-517		7/28/1995		155,214 No No Y

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/3/2017									10/3/2017	Measured	DGM	D Mann											
4/13/2017									4/13/2017	Sale Review	EMK	Ellen K											
5/6/2000									5/6/2000		197	PATRIOT											

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7	- Condo Garden			Full Bath: 2	Rating: Average			BK: 21680 PG: 91 BK: 19920 PG: 241, Building Number 1.											
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:														
Foundation: 1	- Concrete			A 3QBth: 1	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating:														
Prime Wall: 8	- Brick Veneer			A HBth: 1	Rating:														
Sec Wall: 6	- Stucco 10%			OthrFix: 1	Rating:														
Roof Struct: 4	- Flat			OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1											
Color: BRICK				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir: N	- NONE			Frl: 1	Rating:			Other											
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper											
Grade: C - Average								Lvl 2											
Year Blt: 1988	Eff Yr Blt:							Lvl 1											
Alt LUC:	Alt %:							Lower											
Jurisdict:	Fact: .							Totals RMS: 4 BRs: 2 Baths: 2 HB											
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GD - Good	14. %			Exterior:	No Unit RMS BRS FL										
Prim Int Wal 1	- Drywall			Functional:	%			Interior:	1 4 2 0										
Sec Int Wall:	%			Economic:	%			Additions:											
Partition: T	- Typical			Special:	%			Kitchen:											
Prim Floors: 4	- Carpet			Override:	%			Baths:											
Sec Floors:	%			Total: 14.9 %				Plumbing:											
Bsmnt Flr: 12	- Concrete							Electric:											
Subfloor:								Heating:											
Bsmnt Gar: 1								General:	Totals 1 4 2										
Electric: 3	- Typical																		
Insulation: 2	- Typical																		
Int vs Ext: S																			
Heat Fuel: 3	- Electric																		
Heat Type: 6	- Elec Base/B																		
# Heat Sys: 1																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:		
SPEC FEATURES/YARD ITEMS				PARCEL ID 058.C-0001-0205.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
More: N				Total Yard Items:				Total Special Features:				Total:							